

**CITY COUNCIL/REDEVELOPMENT AGENCY
ACTION AGENDA**

November 4, 2003

4:00 p.m.

CALL TO ORDER: At **5:24 p.m.**

ROLL CALL: Agency/Councilmembers Davis, McCann, Rindone, Salas, Chair/Mayor Padilla

All present.

CONSENT CALENDAR

1. APPROVAL OF MINUTES – September 30, 2003; October 14, 2003
The minutes were approved (5-0).
2. REPORT TO THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA ON OUTDOOR STORAGE, AND RECOMMENDATION TO DIRECT STAFF TO DEVELOP AN OUTDOOR STORAGE STRATEGY CONSISTENT WITH THE FINDINGS THEREIN, AND INCLUDING A COMMUNITY OUTREACH AND PARTICIPATION COMPONENT

On May 29, 2001, Council adopted an ordinance as an interim measure prohibiting new outdoor storage uses and the expansion of existing outdoor storage uses in the Redevelopment Project Areas, and directing staff to conduct the necessary studies and development appropriate policies to address outdoor storage uses and their impacts. The interim ordinance was subsequently extended for two years to allow the necessary studies and analyses to be completed and to allow adequate public participation and input. This report summarizes the findings and recommendations resulting from these studies and consultation with City departments, consultants, and community stakeholders. (Community Development Director)

Staff recommendation: Council/Agency accept the report.

The report was accepted (5-0).

ORAL COMMUNICATIONS

There were none.

ACTION ITEMS

3. **COUNCIL RESOLUTION NO. 2003-460 AND AGENCY RESOLUTION NO. 1848, RESOLUTION OF THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROVING THE EXCLUSIVE NEGOTIATING AGREEMENT WITH KAMPGROUND ENTERPRISES, INCORPORATED FOR A PERIOD OF ONE YEAR, WITH AN OPTION FOR A SIX MONTH EXTENSION FOR DEVELOPMENT OF A TOURNAMENT SOCCER FACILITY AND LODGE ON APPROXIMATELY 38 ACRES IN THE LOWER SWEETWATER VALLEY, were adopted (4-0-1), with Agency/Councilmember Davis abstaining due to receipt of income from KOA representative Mike Bell.**

ACTION ITEMS (Continued)

The owners of the KOA campground on Second Avenue in the Lower Sweetwater Valley are proposing to expand the existing campground and to develop a tournament soccer facility and hotel/lodge. Approval of a Exclusive Negotiating Agreement would provide a timeframe within which to obtain stakeholder involvement and to plan a development proposal. (Community Development Director)

Staff recommendation: Council/Agency adopt the resolution.

4. REPORT ON THE PROGRESS OF REVIEW OF REDEVELOPMENT ORGANIZATIONAL STRUCTURES

Last year, a group of Chula Vista business leaders formed an organization known as the Chula Vista Urban Development Committee (UDC), for the purpose of exploring the benefits of creating a public-private redevelopment corporation for Chula Vista. The UDC hired a consultant, Keyser Marston Associates, Incorporated, (KMA) to prepare a study to examine alternative redevelopment management structures and to provide to the Council their recommendation on a preferred redevelopment structure. On May 13, 2003, staff provided an update report to the Agency/Council, recommending that the Council direct staff to cooperate with KMA on the study. During discussion, Council directed staff to work with the UDC consultant, and to coordinate a future Council Workshop on this issue. (Community Development Director)

Staff recommendation: Approve the proposed Scope of Work for Analysis of Redevelopment Organizational Structures, and direct staff to enter into a contract with Rosenow & Spevacek and Kane, Ballmer & Berkman to review and expand on the KMA UDC Study, and to produce specific recommended alternative redevelopment structures for City Council consideration.

The report was accepted (5-0), with the caveat by Chair/Mayor Padilla that: 1) structural goals of the Agency have to be set by the Agency Board and; 2) regarding the scope of work, the basic questions must be answered in a clear, logical sequence as to how to go about the study, and the Agency should not to restricted by placing too much detail in the work program up front.

5. RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA AUTHORIZING TRANSMITTAL OF THE PRELIMINARY REPORT FOR THE 2003 AMENDMENT TO THE MERGED CHULA VISTA REDEVELOPMENT PROJECT AREA TO AFFECTED TAXING AGENCIES, AND DIRECTING STAFF TO TRANSMIT THE REPORT TO SAME AS REQUIRED BY LAW

In November 2002, the Redevelopment Agency initiated the process to amend the Merged Chula Vista Redevelopment Plan to facilitate extension of redevelopment and economic development tools throughout commercial and industrial areas in the western portion of the City. As part of the 2003 Amendment process, the Redevelopment Agency is required by the California Community Redevelopment Law to prepare and submit to

ACTION ITEMS (Continued)

affected taxing agencies a preliminary report that describes the reasons for the 2003 Amendment, describes the physical and economic conditions in the Added Area, determines whether the Added Area is predominantly urbanized as defined by Law, preliminary assesses the proposed method of financing redevelopment, describes the projects proposed by the Agency and how such projects would alleviate blight in the Added Area. (Community Development Director).

Staff recommendation: Agency adopt the resolution.

This item was pulled by staff and continued indefinitely.

OTHER BUSINESS

6. DIRECTOR/CITY MANAGER REPORTS

There were none.

7. CHAIR/MAYOR REPORTS

There were none.

8. AGENCY/COUNCIL COMMENTS

There were none.

CLOSED SESSION

Closed Session was cancelled and the following items were not discussed:

9. CONFERENCE WITH REAL PROPERTY NEGOTIATOR – Pursuant to Government Code Section 54956.8

Property: Assessor Parcel No. 624-060-4500 (5 acres net usable land) located on Main Street immediately east of I-805

Negotiating Parties: Laurie Madigan, Elizabeth Wagner Hull, and Linda Bartz (Agency/City)
Leondard Tessier (Property Owner)

Under Negotiations: Instructions to negotiators price and terms for acquisition

10. CONFERENCE WITH LEGAL COUNSEL REGARDING INITIATION OF LITIGATION – Pursuant to Government Code Section 54956.9(c)

One case

ADJOURNMENT: At **5:46 p.m.**, to a Regular Meeting of the Redevelopment Agency on November 18, 2003, at 6:00 p.m., immediately following the City Council meeting.